

Minutes of Annual General Body Meeting held on 08th October, 2023 at 11:00 AM at Community hall of the Society.

5. Mr. S Nasim Ahmad was elected Chairman of the meeting.

6. Silence for 2 minutes was observed offering condolence on the death of Late Mr Satya Prakash Gupta resident of flat No. A1/103.

3. The minutes of the last meeting held on 9th October, 2022 though circulated, were read and confirmed.

4. Progress report was read by the Secretary as below:-

l. To improve the visibility and safety of vehicles 24" Convex Mirror has been installed in society.

m. New Signage for property Block A & B entry area has been installed.

n. Due to calcium deposit in water tanks, they have been replaced with 300 liters capacity water tank on rooftop.

o. To improve the Society office interior, flooring, electrical points/switch board, repairing/painting/texturing of the office walls have been done.

p. We have received Fire Safety Certificate for Society (Valid for 5 years from June 2023) from Delhi Fire Services. .

q. Electric Vehicles Charging Stations @ 3.3KW has been installed but it is not in operation due to agency installed is not cooperating.

r. Ramp In Front of Lifts was constructed

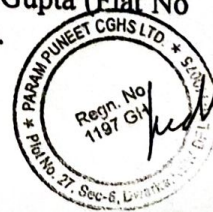
s. Removal of shaft at Block 2 as pointed out by the members has been completed

t. Repair/ retrofitting/strengthening of two damaged columns having cracks have been rectified by the contractor.

u. CAQM is now extended for operation of DG Set for emergency purposes only upto 31st December, 2023.

v. Use of Common area for personal purposes, dripping air-conditioners and throwing garbage in open has been requested to be stopped by residents. We suggest self-discipline can bring some improvement in this situation.

4. ANNUAL ACCOUNTS of the Society for the year ended on 31st March, 2023 along with Auditor's Report thereon was put before the House for their approval. Mr. Sanjeev Mediratta suggested to put society FD in Private bank to get 0.5% more interest. Chairman informed that it's society money and hence FD are in Delhi Government Cooperative Bank which are safe. However if house pass the resolution to deposit the same in Private Bank, we will renew our FD in Private bank. However no decision were taken on this and Society will continue their FD as going on. After few clarification, the Annual Accounts and Audit Report was adopted as proposed by Brigadier B P Singh (Flat No. A1/102) and seconded by Mr. Ajay Gupta (Flat No A1/101, M. No.) & Mr. Sanjeev Juneja (Flat No. A2/203, M. No.) respectively.



5. BUDGET : Chairman put the budget for the year 2024-25 as below:-

BUDGET 2024-25

EXPENDITURE	AMOUNT	INCOME	AMOUNT
Bank Charges	3000.00	Maintenance Charges	2160000.00
Conveyance Expenses	5000.00	Interest On Saving Bank A/c	30000.00
Diesel, ESS & Generator Maint.	50000.00	Misc. Receipts	100000.00
Gardening Expenses	20000.00	Penal Intt. Charges	30000.00
General Body Meeting Exp.	35000.00	Intt. on FDRs	125000.00
Lift Maintenance & Licence Fee	225000.00	Car Pool Contribution	100000.00
Intercom Expenses & CCTV	65000.00	Water Charges Collection	800000.00
Misc. Expenses	25000.00	Common Electricity	170000.00
Postage & Courier Exp.	5000.00	Festival Contribution	190000.00
Repair & Maintenance	600000.00		
Salaries Paid	1020000.00		
Security Guard Expenses	490000.00		
Stationery & Printing	4000.00		
Water Expenses	800000.00		
Subscription & Membership	2000.00		
Telephone Expenses	6000.00		
Insurance Building & Others	135000.00		
Legal & Professional Chg.	25000.00		
Common Electricity	170000.00		
Audit Fees	25000.00		
Rainwater Harvesting	25000.00		
Festival Expenses	190000.00		
Website Maintenance	25000.00		
TOTAL RS	3950000.00	TOTAL RS	3705000.00
		Shortage	245000.00

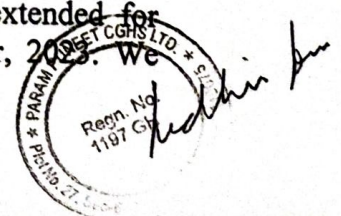
Plan for current year & Next year

1. Budget Shortage and Annual Maintenance

On enquiry by honorable members chairman clarified that the shortage of Rs. 2,45,000/- is estimated and final figure shall be as per actual results which, if any shall be carried over. After deliberation the Annual Maintenance charges for the year 2024-25 will be increased by Rs 250 per month i.e. Rs 39,000 plus Rs 2,000 towards corpus contribution payable in two half yearly instalments.

2. Plan for the immediate implementation

- a. **Replacement of DG Set** : Chairman informed that CAQM is now extended for operation of DG Set for emergency purposes only upto 31st December, 2023. We



require to take immediate decision to change/modify our DG set to meet the compliant requirement. He further informed that due date of installation of CPCB4+ DG Set or Dual Fuel (Diesel & PNG) was already expired on 30th September, hence if tomorrow competent agency may impose any penalty if they visited our society. Chairman put three options before the house. One is we install Retrofitting/kit in the existing DG set which will cost around Rs 4.5 lacs plus GST or we buy New 125 KVA DG Set which run on Diesel and PNG and the cost is around Rs 11.6 lacs plus GST. In addition to it laying of PNG Line by IGL will be around Rs 3 lacs which is same in both options. After detail discussion it was agreed to buy a new DG Set and also agreed to sell the existing DG set to the vendor from whom we will buy New DG set. The CPCB IV+ DG Set will be available from January 2024 onward. Chairman suggest a committee of Mr. M M Gauri (Flat No. A2/202) and Mr. Rajesh Sail (Flat No. A2/501) to explore the options of Dual Fuel and CPCP IV+ DG Set. Chairman also suggested to members if they are able to find any customer who will purchase our existing DG set above Rs 4.00 lacs.

It was also agreed that the cost of buying new DG set will be contributed by the members.

b. **Replacement of water harvesting system** : As was reported in the last AGBM we were waiting for inspection to be carried out by DPCB officials which has now been done and advisory has been issued by the said authority to channelized rain water from roof only. As was reported by the Chairman in last AGBM the cost involved in installing the suggested system is high, so we will initiate to take quotation from approved contractor for modification RWH as per DJB directive. Cost of the same will be contributed by the members.

c. **Repair of Roof Top** : Chairman informed that roof top of both block require immediate water proofing and repairing. In AGBM it was agreed to do the same during winter itself. Cost of the same will be contributed by the members.

d. **Repair and White Wash in Building**

Chairman started with the explanation that in addition to white wash, cracks are appearing inside the railing, parapet wall in balcony of the flats, fixing of tiles and grills in common area.

Chairman also informed that cost of repair may not be much but for installation of scaffolding to execute repair will be costly.

Chairman informed that that a committee be constituted having Mr. Baljeet Singh (Flat No A2/703), Mr. R. K Sehgal (A1/601) and Mr. Ankush Sharma (Flat No. B2/104) has not taken any action. He also requested Brigadier B P Singh to become part of the committee and coordinate for execution of repair. The cost of repair and installation of tiles in totality and mode of recovering the same from members, if thought fit. The committee has been advised to submit its report to Management Committee for their further approval and on approval the committee shall be obliged to monitor the execution.

6 **Removal Of Debris** : A point was again raised by resident of B1/304 related to dumping of construction material and debris during repair work in any flat at existing area near badminton court. He suggested to have slab below window height to restrict the pollution. Chairman informed that it will be review and if deemed fit will be implemented.



7. **Charging Stations for EV :** Chairman informed that 4 EV of 3.3 KW charging station was installed but not in operation due to change in officials of the vendor M/s Khazam and it will be resolved soon. One EV of 7.4 KW yet to be installed at Block-1. After discussions it was agreed that it is not on priority and hence can be reviewed if required in future.
8. Mr Ajay Gupta wanted to know about termite treatment contract to which Chairman informed that it has already been awarded and also assured that a Log Book will be maintained about their activity in the society.
9. All wiring in both blocks related to intercom installed earlier and of no use now required to remove on priority basis.

Mr. Ajay Gupta suggest to provide gardening tools like Cutter, Khurpi etc to our Mali which Chairman instructed caretaker to buy the same at the earliest. Mr. Ajay Gupta also request to members to adopt one tree on volunteer basis and his idea was welcome by the members present.

11. Spitting and throwing of garbage in open require to be controlled realising that this is your home and not any outsiders property.
12. A resident requested to put some light on back side adjacent to Garden as some unsocial elements are sitting their for smoke and drink. Chairman instructed caretaker to put flash light in that area to avoid any miss-happening.

Meeting came to an end with vote of thanks to the chair.

